

**FROM:**

Columbus Appraisal Company, Ilc  
PO Box 1946  
Powell, OH 43065

Telephone Number: 1-614-553-7625

Fax Number:

**TO:**

Karen Hamilton  
The Law Firm of Karen E. Hamilton  
31 E. Whittier  
Columbus, OH 43206

Telephone Number: 614-443-7920

Fax Number: 614-443-7922

Alternate Number:

E-Mail: Karen@KarenHamiltonLaw.net

**INVOICE****INVOICE NUMBER**

15445

**DATE**

08/07/2015

**REFERENCE**

Internal Order #: 15445

Lender Case #:

Client File #: BK#15-54161

Main File # on form: 15445

Other File # on form: BK#15-54161

Federal Tax ID:

Employer ID:

**DESCRIPTION**

Lender: The Law Firm of Karen E. Hamilton

Client: The Law Firm of Karen E. Hamilton

Purchaser/Borrower: Kenneth Nekic

Property Address: 368 E Whittier St

City: Columbus

County: Franklin

State: OH

Zip: 43206

Legal Description: WHITTIER ST BLESCH &amp; KREMER LOT 119

**FEES****AMOUNT**

RVE - BK - Franklin County

175.00

**SUBTOTAL**

175.00

**PAYMENTS****AMOUNT**

Check #:

Date:

Description:

Check #:

Date:

Description:

Check #:

Date:

Description:

**SUBTOTAL**

0.00

**TOTAL DUE****\$**

175.00

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

368 E Whittier St  
Columbus, OH 43206  
WHITTIER ST BLESCH & KREMER LOT 119

### FOR

The Law Firm of Karen E. Hamilton  
31 E. Whittier  
Columbus, OH 43206  
**BK# 15-54161**

### AS OF

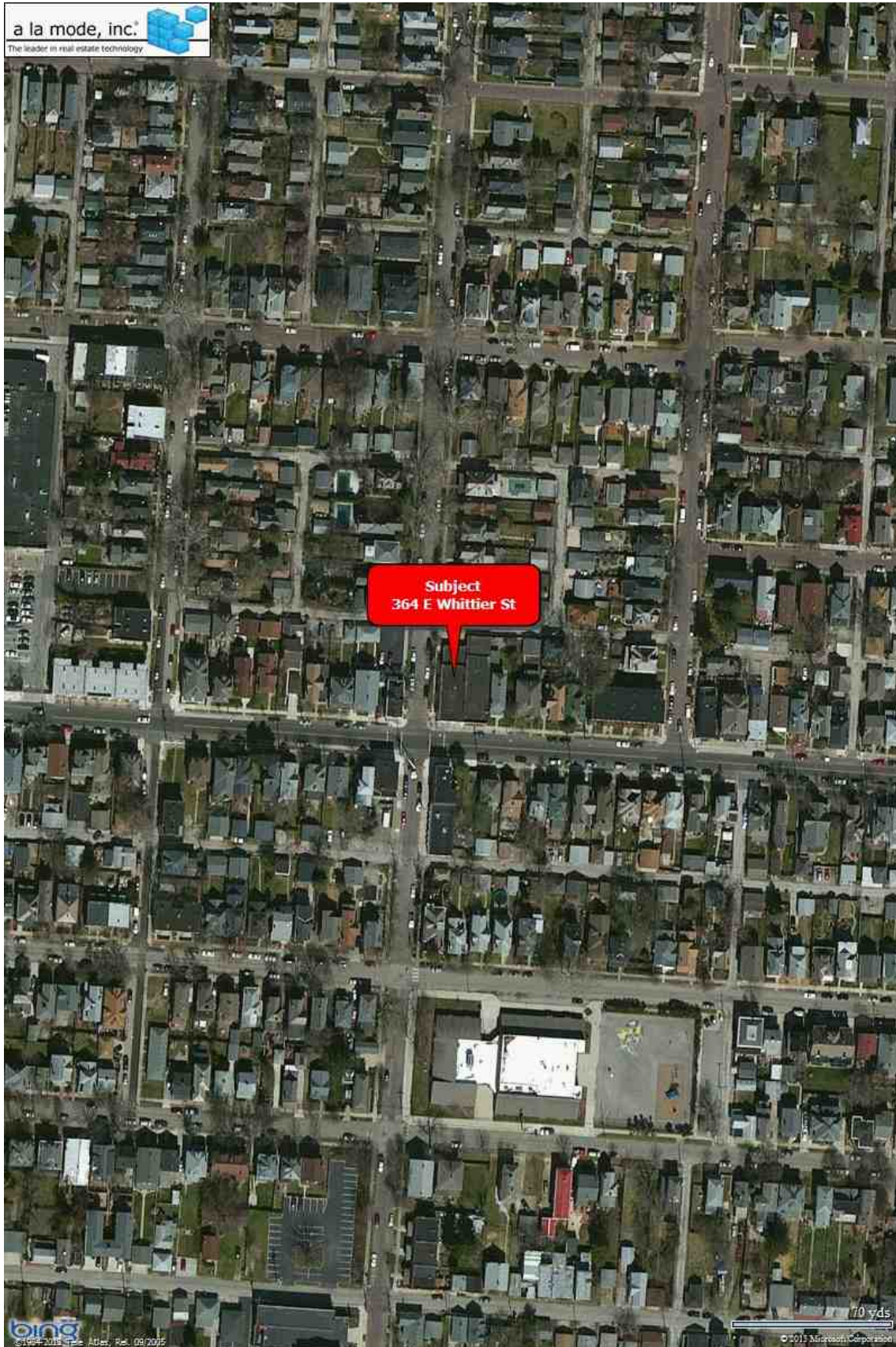
08/07/2015

### BY

Benjamin C. Todd  
**Columbus Appraisal Company, LLC**  
PO Box 1946  
Powell, OH 43065  
614-553-7625  
info@appraisecolumbus.com  
CAC-legalappraisals.com

**Location Map**

Borrower/Client	Kenneth Nekic		
Property Address	368 E Whittier St		
City	Columbus	County	Franklin
		State	OH
		Zip Code	43206
Lender	The Law Firm of Karen E. Hamilton		



Borrower/Client	Kenneth Nekic				
Property Address	368 E Whittier St				
City	Columbus	County	Franklin	State	OH Zip Code 43206
Lender	The Law Firm of Karen E. Hamilton				

RESTRICTED NARRATIVE APPRAISAL

VALUE IS 'SUBJECT TO':

THE ESTIMATED VALUE NOTED WITHIN THIS REPORT IS '*SUBJECT TO*' the extraordinary assumption that the interior of the property is in similar condition to the exterior, as the subject was inspected from the exterior only.

'EXTRAORDINARY ASSUMPTION'

Use of the 'extraordinary assumption' may have affected the results of this appraisal.

SUBJECT PROPERTY:

368 Whittier Ave, Columbus, OH 43206  
Parcel #010-018728-00  
Owner: Kenneth A. Nekic

Property Class: Commercial  
Land Use: 420 - Small Retail Structure <10,000 SF  
Use Code: Retail Store  
Square Footage: 2,880 SF  
Year Built: 1950  
Net Annual Tax: \$5,201.88  
Auditors Assessment: \$184,000

The subject property is classified as a commercial property with a usage designation of (420) small retail structure. The subjects marketplace is in the area know as German Village in Columbus, Ohio. The area consist mainly of older small retail structures and small commercial development with a mix of older single family and multi-family homes. The area has historical significance with many of the properties registered with the National Historical Society.

The subject property appears to be in below average overall condition. The exterior shows minor signs of deferred maintenance.

PRIOR APPRAISAL:

I have performed appraisal services regarding the property that is the subject of this appraisal within the prior three-years preceding the acceptance of this assignment.

Subject Prior Listing History:

MLS#28687: Active: 07/23/1985, \$449,000 Expired: 04/30/1996 DOM: 279

COMPARABLE SALES / ANALYSIS:

Limited Analysis:  
The availability of comparable sales of commercial properties in the subjects marketplace have been limited over the past several years. The properties below have been used in a limited analysis of commercial properties in the subjects marketplace.

C1: 1132 Parsons Ave,	Columbus, OH 43206:	Sold 03/2015,	3162 sf, Retail/Residential -	\$37,000
C2: 827 Parsons Ave,	Columbus, OH 43206:	Sold 04/2014,	3,528 sf, Retail/Residential -	\$95,000
C3: 960 Parsons Ave,	Columbus, OH 43206:	Sold 03/2015,	11,830 sf, Retail/Residential -	\$229,900
C4: 1336 Parsons Ave,	Columbus, OH 43206:	Sold 03/2013,	3599 sf, Retail/Warehouse -	\$27,000
C5: 333 E. Livingston Ave,	Columbus, OH 43215:	Sold 06/2012,	3,440 sf, Retail/Warehouse -	\$200,000

Estimated Value as of 08/07/2015: \$160,000

COURT TESTIMONY/APPEARENCE:

The appraiser will not give testimony or appear in court because he performed an appraisal of the subject property without compensation for such testimony. Compensation for testimony is one hundred and fifty dollars (\$150) for travel to and from the court, (US Bankruptcy Court, Columbus, OH) including the first hour in court, and one hundred dollars (\$100) for each additional hour.





Borrower/Client	Kenneth Nekic				
Property Address	368 E Whittier St				
City	Columbus	County	Franklin	State	OH Zip Code 43206
Lender	The Law Firm of Karen E. Hamilton				



FRONT



FRONT



REAR



REAR



SIDE



SIDE



Borrower/Client	Kenneth Nekic				
Property Address	368 E Whittier St				
City	Columbus	County	Franklin	State	OH Zip Code 43206
Lender	The Law Firm of Karen E. Hamilton				



1132 Parsons Av



827 Parsons Av



960 Parsons Av



1336 Parsons Av



330 E Livingston Av